



## 195 Alfreton Road, Little Eaton, Derby, DE21 5AA

**£325,000**



A unique four bedroom character cottage offering generous accommodation over four floors also with impressive external features including a long side driveway and garage and enclosed garden with various outbuildings. Ecclesbourne School Catchment.



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The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, lounge, kitchen, lobby and WC, conservatory, two compartment cellar with a vaulted ceiling, to the first floor is the main bedroom with dressing room off, single bedroom and shower room. To the second floor are two further bedrooms, the front being particularly large.

Externally, the property has a lawned front garden and enjoys a long driveway leading to a detached garage. The rear garden is enclosed having a wood store, shed and greenhouse with an expanse of lawn and fenced boundaries.

Interestingly, the property dates back to at least the mid 19 century and was sub-divided from the adjoining property in the mid 20th century.

Little Eaton is a highly sought after residential location with excellent village locations including primary school, park, grocery stores, cafe, popular public houses and falls within catchment for the noteworthy Ecclesbourne secondary school in the neighbouring village of Duffield. Ease of access can be sought into Derby city centre and A38.

This quirky property with impressive car parking and pleasant gardens should be viewed to be fully appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Main composite and glazed front door, quarry tiled floor, stairs to first floor, radiator, wall mounted gas fired boiler, access to cellar.

#### LOUNGE

15'2" x 13'11" (4.62m x 4.24m)

A generous lounge having a log burning stove recessed into the chimney breast sat on a slate effect hearth, beamed ceiling, media connections, UPVC double glazed window to the front elevation with a deep tiled sill, sliding doors into the conservatory, two central heating radiators.

#### KITCHEN

11'9" x 10'11" (3.58m x 3.33m)

With a range of fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, space for appliances, space for a table and chairs, quarry tiled floor, UPVC double glazed window, radiator.

#### LOBBY

With shelving, door into:

#### WC

With low level WC.

## CONSERVATORY

12'8" x 7'7" (3.86m x 2.31m)

With stable door to rear, pitched polycarbonate ceiling, ample space for comfortable seating.

## CELLAR ONE

11'2" x 8'5" (3.40m x 2.57m)

With stone staircase, vaulted ceiling, power and light.

## CELLAR TWO

10'6" x 10'5" (3.20m x 3.18m)

Also with a vaulted ceiling and light.

## FIRST FLOOR

### LANDING

Front facing UPVC double glazed window with deep tiled sill, stairs to second floor, radiator.

### BEDROOM ONE

14'1" x 9'4" (4.29m x 2.84m)

A spacious double bedroom having a built-in wardrobe, front facing UPVC double glazed window with a deep tiled sill, radiator, access into:

## DRESSING ROOM/STUDY

7'6" x 3'11" (2.29m x 1.19m)

With rear facing UPVC double glazed window with a deep tiled sill, fitted shelving.

## BEDROOM TWO

8'3" x 8'1" (2.51m x 2.46m)

With built-in airing cupboard and hot water cylinder, laminate flooring, UPVC double glazed window overlooking the rear, radiator.

## SHOWER ROOM

6'3" x 5'3" (1.91m x 1.60m)

Appointed with a corner shower cubicle, wash basin and WC, tiled walls and sill, vinyl flooring, UPVC double glazed window, chrome towel radiator.

## SECOND FLOOR

### LANDING

Low-level UPVC double glazed windows, storage space, radiator.



### BEDROOM THREE

15'7" x 14'2" (4.75m x 4.32m)

A very spacious bedroom with a front low-level and twin side UPVC double glazed windows with deep tiled sills, laminate flooring, fitted wardrobe, two radiators.

### BEDROOM FOUR

11' x 8'3" (3.35m x 2.51m)

Having a rear facing UPVC double glazed window overlooking the gardens, laminate flooring, radiator.

### OUTSIDE

Externally, the property has a lawned front garden and enjoys a long driveway leading to a detached garage. The rear garden is enclosed having a wood store, shed and greenhouse with an expanse of lawn and fenced boundaries.

### PLEASE NOTE

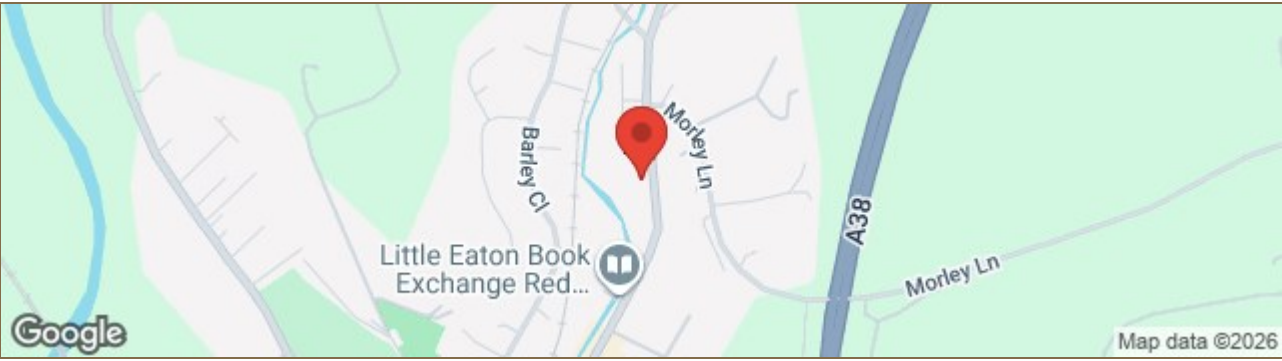
The adjoining property has a right of way to the rear.

The sale of the property is subject to Grant of Probate which has not yet been received.





## Road Map



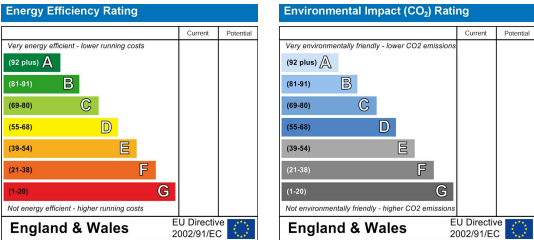
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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